

Comprehensive Plan Update Request for Qualifications

Request for Qualifications – Comprehensive Plan Update

The City of Salina, Kansas is requesting submission of qualifications from any and all parties wishing to be considered for consulting services related to reviewing and updating the City of Salina's Comprehensive Plan.

Comprehensive Plan Background

The City of Salina's Comprehensive Plan was last updated in 1992 by Trkla, Pettigrew, Allen & Payne. The Comprehensive Plan primarily focused on land-use planning, transportation planning, and community facilities. The plan may be viewed in its entirety at <http://www.salina-ks.gov/compplanupdate.htm>.

The City of Salina has also executed an agreement with Saline County, Kansas providing for "cooperation and coordination in the approval of subdivision plats within three miles of the Salina city limits". The agreement is currently under review by both jurisdictions, and planning for future growth on the City's fringe is likely to be a primary consideration of the updated comprehensive plan.

Since adoption of the current comprehensive plan, a number of initiatives have occurred that relate to or impact the Comprehensive Plan. Examples of additional related activities include staff initiated "self-examinations", designation of Northern Industrial Redevelopment Area Incentives, adoption of a Historic Preservation Plan, receipt of a Market Based Plan for Downtown Salina, implementation of a Hospital-Medical land use category & neighborhood plan for the areas surrounding the Salina Regional Health Center campuses, and contracting for an East Salina Master Plan. The above referenced documents may be viewed in their entirety at: <http://www.salina-ks.gov/compplanupdate.htm>

Community - Background

Located 90 miles north of Wichita and 180 miles west of Kansas City, Salina is an attractive, progressive, Midwestern city that is accessible to all parts of the United States by air, rail, and interstate highways. The 8th largest city in Kansas and county seat of Saline County, Salina is home to more than 47,000 citizens who enjoy an enviable balance of urban amenities and a western-town quality of life. Recently recognized as one of the 100 Best Communities for Young People, Salina is a community with a rich cultural life and a heritage of traditional family values.

Education - Salina has much to offer its residents. The public school system, USD 305, has a track record of excellence in overall student achievement test scores. With a commitment to "Learning for All, Whatever it Takes", the school district insures that students of all ability levels have the opportunity to achieve and succeed. With enrollment of over 7,500, USD 305 includes eight elementary schools, two middle schools, two high schools, and an alternative school. Additionally, the city has six



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parochial schools (associated with the Roman Catholic, Episcopal, and Seventh Day Adventist churches) including a military school.

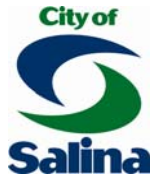
Kansas State University at Salina, a leader in aviation education, offers bachelor and associate degrees in engineering technology and business to its 1,000 students. With an enrollment of 800 students, Kansas Wesleyan University is a privately funded liberal arts college offering six undergraduate degrees with more than 27 majors programs and an M.B.A. graduate program. Salina is also home to Salina Area Technical School, Brown Mackie College, and Academy of Hair Design. The Land Institute, located south of the city limits, is an internationally recognized center of agricultural research, bringing a constant and exciting stream of scientists to Salina.

Health - With its strong education system, rich cultural life, and convenient geographical location, Salina attracts talented doctors, specialists, and medical technicians, who realize that Salina is a good place to raise a family. Modern facilities, specialized individual care, and up-to-date technology provide Salina citizens with top quality medical care. Salina Regional Health Center was awarded a five-star rating in the top 20 percent of more than 3,500 hospitals by Cleverley & Associates. Salina Regional Health Center has 330 beds and offers a wide range of health care services. Long-term care is provided through assisted living facilities.

Culture - Salina has a national reputation as a center for arts and culture. The Salina Arts and Humanities Commission, a department of the City of Salina, oversees a wide range of performance, arts education, and visual art programs, including the Smoky Hill River Festival. Held during the second full weekend of June each year, the River Festival attracts over 75,000 spectators for four nights and three days, offering national and regional musical acts, juried fine arts and crafts, surprising art installations, and children's activities galore. Now preparing for the 30th annual celebration, the Festival is a model for a civic event and is a publicly and privately funded partnership which utilizes 2,000 volunteers and most City departments.

Salina supports several strong arts-specific organizations which offer year round programming including the Salina Art Center (SAC) and its Art Center Cinema, Salina Community Theatre, Stiefel Theatre for the Performing Arts, and the Salina Symphony. The Smoky Hill Museum, a division of Arts and Humanities, and SAC are both accredited by the American Association of Museums, two of only ten in Kansas. The City's Bicentennial Center has a capacity of 7,600 seats and acts as a rental house for everything from Willie Nelson to USBL basketball to Ringling Bros. Circus. Schools throughout the city utilize the Bicentennial Center for commencements each year.

Parks & Recreation - The recreation and green space a city offers its citizens tells much about its commitment to quality of life. Salina puts its commitment into action with 640 acres of park land in 25 locations. The City has 18-hole and par-3 golf courses, 15 tennis courts, multiple fields for soccer (including a \$1.5M Soccer Complex to be



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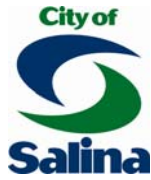
completed in the fall of 2006), baseball, softball, and football. The City operates an outdoor swimming pool and provides fishing opportunities in two of its parks. The Parks and Recreation Department contracts with city-wide institutions to provide citizens with courses in everything from ceramics to acting to team sports and produces a free concert series in the central Oakdale Park each summer.

Library - Recently expanded to upgrade its shelf space and technology center, Salina Public Library is a stunning facility with books, audio CDs, and DVDs for all ages and tastes. The Library brings guest speakers to Salina, provides children's programming, and co-sponsors a nationally acclaimed poetry reading series each spring with Salina Arts and Humanities Commission.

Economy - Salina has a strong, diverse economy, serving as the retail, wholesale, and medical hubs of North Central Kansas. Its geographic location informs and enhances its potential as a regional economic center. With a strong entrepreneurial spirit in the community, businesses such as Tony's Pizza, Great Plains Mfg., Blue Beacon International, and Power Ad all began and continue to flourish in Salina. Other major businesses include Exide Battery, Philips Lighting, Raytheon Aircraft, Eldorado Nation, Elliott Turbocharger, and Crestwood, Incorporated. Salina has a large agricultural base and was, at one time, the number three milling center in the United States. Salina is home to some of the most productive, well-educated, and reliable workers in the country. The unemployment rate consistently ranks below the national average, currently at 3.2%.

Airport Industrial Center - With a runway of over 13,300 feet, it is no wonder Salina's airport gained international fame and was chosen to be the starting and ending points for Steve Fossett's non-stop round-the-world flight in the Virgin Global Flyer. Working with Kansas State University Salina faculty and students, the Salina Municipal Airport served as the Global Flyer's mission control! The Airport is located at the former Schilling Air Force base in southeast Salina. Converted to civilian use in 1965, the airport and industrial center is operated and aggressively marketed by the Salina Airport Authority. The Airport covers 3,500 acres and is home to more than 70 businesses with 4,500 workers. Mesa Air Group (US Airways Express) provides daily air service to Kansas City. The Center is a vital part of the region's economy and is a partnership between the City, the Airport Authority, and the Salina Regional Chamber of Commerce.

Other Attractions - Salina is home to several additional family oriented attractions. The Rolling Hills Wildlife Adventure is located east of Salina and is both a beautifully laid-out zoo and a new museum. Jumpin' Joe's Family Fun Center offers mini-golf, go-karts, laser tag, an arcade, and enclosed jungle gym. The local YMCA began serving Salina and the surrounding area in 1887 and offers a surprisingly wide variety of programs and facilities to its 9200 members. YMCA facilities include racquetball, handball, basketball, indoor traditional lap & family pools (including spray features and waterslide), sizeable workout area (including free & machine weights), gymnastics, & multiple daycares.



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Goals

As the primary planning document for the City of Salina as well as the basis for planning & zoning regulations, subdivision regulations, and various policies and initiatives to be considered and implemented by the City of Salina, the comprehensive plan is intended provide a comprehensive overview of the City at the present time and propose goals, objectives, and policies to assist the City in planning its future. It is the goal of the City of Salina that the Comprehensive Plan Update will include an assessment of the City of Salina's current condition, summary of the goals and concerns of the residents & businesses of Salina, project future growth and related development issues, and propose policies, initiatives, and additional task to be undertaken to accomplish the planning goals of the community. It is the City's specific expectation that the comprehensive planning process will include a significant community input component.

Scope of Services

City staff has conducted a study session with the City Commission to discuss and consider the scope of services for the comprehensive plan update. The final scope of services will be the result of negotiations between the City and the successful consultant. However, the following summary is representative of the topics preliminarily identified by City staff and the City Commission.

Future Land Use Planning

- ⊞ Review & revision of Future Land Use Plan
- ⊞ Projection of Future Trends
- ⊞ Housing Assessment
- ⊞ Identification of Growth Areas
- ⊞ Urban Service Area Planning
- ⊞ Utilities Master-Planning

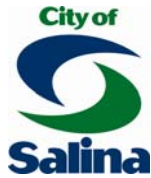
Planning & Zoning

- ⊞ Zoning & Subdivision Regulation Review & Recommendations
- ⊞ Historic & Cultural Resource Identification & Planning
- ⊞ Natural Resource Area Identification & Planning
- ⊞ Redevelopment Area Identification & Planning
- ⊞ Overlay District Area Identification & Planning
- ⊞ Neighborhood Area Identification & Planning

Transportation Planning

- ⊞ Traffic & Roadway Review & Planning
- ⊞ Urban Service Area Traffic & Roadway Review & Planning

Parks & Beautification



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- ✦ Gateway Identification & Planning
- ✦ Corridor Enhancements Identification & Planning
- ✦ Trail System Review & Planning
- ✦ Park System Review & Planning

Public Safety

- ✦ Police Facility Review & Planning
- ✦ Fire Facility Review & Planning

Economic Development

- ✦ Review & Identification of Economic Development Issues & Goals
- ✦ Review & Recommendation Regarding Economic Development Process, Initiatives, & Incentives

Community Specific Goals

- ✦ Summary Report of Community Input
- ✦ Recommendations Related to Selected Community Input Topics

Additional Considerations

Urban Service Area Planning – The City of Salina has executed an Urban Service Area Planning Agreement with Saline County, and review and revision of the agreement has been identified as a priority by both jurisdictions. The City of Salina anticipates that City Urban Service Area planning will be an integral part of the City's Comprehensive Plan Update.

The City of Salina and Saline County have also discussed the possibility of considering Saline County Comprehensive Plan revisions in conjunction with the City of Salina's Comprehensive Plan Update. Such revisions may include modification of Saline County's comprehensive plan to correspond with the City of Salina's Updated Comprehensive Plan or incorporation of both documents in to one master comprehensive plan.

The City & County would like to discuss and consider possible planning coordination options with the consultants selected to be interviewed. In order to afford Saline County the opportunity to make an informed decision, it is likely that such options will be considered as optional addendums for individual consideration by the Saline County as well as the City of Salina.

Additional Resources

Links to the planning documents referenced within this RFQ have been posted on the City of Salina's website at <http://www.salina-ks.gov/compplanupdate.htm>.



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Selection Process

Interviews of selected consultants will be conducted by a committee comprised of City staff and citizens. The Committee's recommendation will be forwarded to the City Commission for final action. The City reserves the right to conduct consultant interviews as deemed in the best interest of the City. Depending on the number of consultants selected to be interviewed, initial interviews may be conducted via telephone conference call rather than in-person and on-site.

Submission Requirements

Qualifications for the City's Comprehensive Plan Update will be received at the office of

Mike Schrage, Deputy City Manager
300 West Ash Street, Room 202
P.O. Box 736
Salina, KS 67402-0736

until 4:00 PM on September 29, 2006. Qualifications received later than the above referenced time will not be considered.